

Please, please, think about what you are doing to Landlords out there. Many Landlords are not millionaires you think they are, many of them are retired and elderly, whom are living on their rental income, after working hard all their lives to pay off the mortgages on them.

These laws proposed will allow Tenants, whom are delinquent, and not paying rent at all, to remain in the units longer, getting free attorneys to represent them (which is totally ridiculous and unfair), and making the eviction and removal process more time consuming and much more expensive for Landlords. Landlords often have several months of unpaid rent, and attorney fees piling up as the State makes it so easy for Tenants to make up bogus excuses for non-payment, or allowing them to stretch out their judgement and removal date. This puts the Landlords in such bad financial positions for months upon months, where they have no rights, until the Courts finally remove these people. It is a farce that they are unfairly being evicted, they are no longer paying, and remaining for free in someone else property, which has monthly expenses that still have to be covered.

It is a farce that Tenants are being unfairly evicted. If their filed eviction is unfair or unjust, the Courts throw the case out, or at the least, give them more time to remain and put it on the Landlord to further prove their case. Otherwise, it already is a long months upon months process, which you already have the Landlords paying for Attorneys to do the process, so you don't make a mistake, or the Courts give the non-paying Tenants more free time. You will also be telling Tenants how to use the system to stay in longer and not pay their rent. This hurts Landlord's alot, no one is reimbursing them for this loss created by the Tenant in the first place due to their non-payment of rent. Rewarding the delinquent, or the criminal only emboldens them. They know the "system" well, and play it accordingly.

I'm a good example, I own one rental property. I am not wealthy, but am working on my future so I'll have some income other than social security, which may not be around. If I have a Tenant who stops paying the rent, and I have to hire an attorney to evict, I lose 3-6 months rent, have to come up with the mortgage, taxes and insurance while paying for where I live on top of that. This could force me to sell the property, or worse lose it to foreclosure.

Please do you due diligence CT Legislators. You will do alot of harm allowing Tenants more rights than Landlords have in this State. They will always take advantage of the laws you pass. Many people are leaving this State due to the laws and taxes here, I will be looking at doing the same as soon as my child graduates high school. This is becoming a place you cannot retire in.

Bill Parry III, Realtor
The Bill Parry Team Real Estate
Parry Real Estate Services, LLC
Property Management

JOY Real Estate Services
Residential & Commercial Brokerage

243 Broad St. "Downtown at The Green's End"
Milford, Ct. 06460
Ph: (203) 627-3641 eFax: (203) 876-2318
bobjoyrealestate.com

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